



Building Standards of Occupancy Guidelines

Standards of Occupancy Guidelines

In formulating these Guidelines, Falls Creek Resort Management (**FCRM**) is mindful of the need to balance objectives relating to achieving compliance with current building legislation, and the inherent difficulties and costs associated with the upgrading of existing buildings.

It is FCRM's view that it has achieved that balance and satisfied its statutory obligation to act reasonably in determining appropriate standards of occupancy across all buildings in the Falls Creek Alpine Resort. Any formal request to vary or delete these requirements will be considered in accordance with the Alpine Resorts Leasing Policy, ARCC 2002, and/or, current standard lease provisions.

Items of non-compliance will be communicated to the site holder with a recommendation to address the items as a component of ongoing maintenance and upgrade to the site. It is expected items would progressively be undertaken over a three-year period, with all items rectified prior to the next Building Standards Report inspection. Failure to address these issues will not result in a breach of lease or any penalty against the site holder however, a record of non-compliance with recommended works will be filed for the site and these may influence the Falls Creek Alpine Resort Management Board under Clause 12 of the Alpine Resorts Leasing Policy when/if the site holder wishes to apply for a new lease.

It is important to note that matters highlighted under the Building Standards Report which in the opinion of the MBS present a risk to the life, health, safety or amenity of building occupants or the public will be dealt with under a separate and fully enforceable process such as a building notice or building order, pursuant to Part 8 of the *Building Act 1993*.

The following is a list of matters that will be assessed during the inspection for the Building Standards Report.

External

1. Retaining structures / landscaping

Retaining walls and similar structures (and associated drainage) are required to be installed and maintained where soil cannot be adequately stabilized by natural means such as battering and planting. Landscaped stairs and pathways to be structurally stable, usable and provide safe access to buildings.

2. Cladding and external building envelope

The external building fabric is to be maintained in a good state of repair and must be weatherproof. Cladding and other external elements, where split, holed or

decayed, are to be repaired or replaced in a proper and workmanlike manner. Doors and windows to be provided with draught / weather seals to prevent heat loss / moisture ingress.

3. Roofing and drainage

Drainage to be conveyed to board approved discharge points without causing localized erosion or nuisance to the public or adjoining sites. Ground to be graded away from building to prevent excess moisture against building. Redundant roof penetrations to be removed and the roof cladding repaired or replaced by an appropriately registered building practitioner in a proper and workmanlike manner.

4. Bushfire Protection

Generally, wherever external works are proposed, these works are required to comply with the construction requirements relative to the bushfire attack level (BAL) applicable to the individual site. Refer to the FCARMB "Bushfire Protection Compliance Policy" for specific details.

Internal

5. Fire safety - open fireplaces / solid fuel heating appliances

Open fireplace or solid fuel heating appliance in which the fuel burning compartment is not enclosed must have a metal mesh screen installed to prevent hot material and sparks being released within the building. Free standing solid fuel heating appliances must have a hearth installed in accordance with the manufacturer's instructions or the BCA as applicable. Chimneys and flues must be provided with a damper or flap. Heating appliances in drying rooms to be provided with guards (wire mesh or similar) to prevent items being placed on or against appliance and causing a fire danger.

6. Stairs, ramps and access ways

Internal and external stairs, ramps and access ways to comply as far as reasonable with current BCA requirements, including colour contrasting non-slip nosing strips, slip resistance of treads, handrail and balustrade heights and spacing / gaps, tread and riser dimensions.

7. Fixtures and fittings

Joinery, cupboards and drawers, shelving, architraves and skirting boards to be in a good state of repair and fully functional.

8. Windows and doors

Windows and doors and all associated hardware / furniture / blinds or curtains, etc. to be fully functional, tight fitting and in a good state of repair.

9. Kitchens, bathrooms and laundries

Joinery, cupboards and drawers, vanities, showers, W.C.'s, baths, tapware, troughs and exhaust fans to be clean, mold free, in a good state of repair and fully functional. Safety glass to be installed in critical installation areas. Waterproofing of wet areas to be BCA compliant. Wet areas to be free of water damage and mold. Cooking

appliances including exhaust fans to be clean, in a good state of repair and fully functional. Hot and cold water to be provided to correct temperatures and pressures.

10. Floor and wall finishes

To be free of defects such as loose or missing tiles or grout, holes or cracks, damaged / faded / mismatched paintwork. Redundant penetrations to be repaired in a workmanlike manner to match surrounding surface. All finishes are to be mold / stain free and not over-worn. Mirrors to be clean and stain free.

11. Artificial lighting and electricity

Artificial lighting to provide suitable illumination to areas depending on use. All redundant electrical fittings to be removed by licensed or registered electrician, and holes patched as per item 10 above. No loose or exposed wiring present.